



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

KEITH W. COOLEY
DIRECTOR

**STATE BOUNDARY COMMISSION
BUREAU OF CONSTRUCTION CODES**

Conference Room 3, First Floor
2501 Woodlake Circle
Okemos, MI 48864

AGENDA

September 20, 2007
1:30 p.m.

1. DOCKET #07-AP-2: KENT COUNTY

Legal sufficiency on a petition proposing the annexation of certain territory in Vergennes Township to the City of Lowell.

- a. Call to Order and Determination of Quorum.
- b. Opening Statement.
- c. Comments and/or Presentations by Involved Parties.
- d. Public Comment.
- e. Commission Questions/Discussion/Deliberation.
- f. Commission Action.
- g. Adjourn.

2. DOCKET #06-I-1: KALAMAZOO COUNTY

Adjudicative session on the proposed incorporation of the Village of Climax as a home rule city.

- a. Call to Order and Determination of Quorum.
- b. Opening Statement.
- c. Comments and/or Presentations by Involved Parties.
- d. Public Comment.
- e. Commission Questions/Discussion/Deliberation.
- f. Commission Action.
- g. Adjourn.

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3. **DOCKET #06-AP-2: LAPEER COUNTY**

Adjudicative session on the proposed annexation of certain territory in Elba Township to the City of Lapeer.

- a. Call to Order and Determination of Quorum.
- b. Opening Statement.
- c. Comments and/or Presentations by Involved Parties.
- d. Public Comment.
- e. Commission Questions/Discussion/Deliberation.
- f. Commission Action.
- g. Adjourn.

4. **DOCKET #07-AP-3: EATON COUNTY**

Adjudicative session to adopt the Summary of Proceedings, Findings of Fact, and Conclusions of Law for the rejection of legal sufficiency on the proposed annexation of certain territory (Grand Ledge Oak Tree Village LLC) in Oneida Township to the City of Grand Ledge.

- a. Call to Order and Determination of Quorum.
- b. Opening Statement.
- h. Comments and/or Presentations by Involved Parties.
- i. Public Comment.
- j. Commission Questions/Discussion/Deliberation.
- k. Commission Action.
- l. Adjourn.

**DOCKET MATERIALS FOR THIS MEETING WILL BE AVAILABLE ON THE WEB
TEN DAYS PRIOR TO THE MEETING AT:**

- **www.michigan.gov/bcc**
- CLICK ON “COMMISSIONS/BOARDS” ON LEFT SIDE OF WEB PAGE.
- CLICK ON “STATE BOUNDARY COMMISSION”.
- EACH AGENDA ITEM IS LISTED UNDER THIS MEETING DATE.

TO CONFIRM WHETHER A DOCKET ITEM HAS BEEN POSTPONED, OR IF YOU HAVE ANY QUESTIONS,
PLEASE CALL (517) 241-6321 BEFORE 11:00 AM ON THE DAY OF THE MEETING.

THE COMMISSION MAY REVISE THIS AGENDA OR TAKE UP OTHER PROPERLY NOTICED ITEMS AS NEEDED AND TIME
ALLOWS. AGENDA ITEMS MAY NOT NECESSARILY BE CONSIDERED IN THE SAME ORDER AS LISTED ABOVE.

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Please make sure all cell phones, pagers, and other personal electronic devices are either turned off or set to vibrate. The meeting site is accessible and includes handicapped parking. In order to enhance accessibility for everyone, individuals attending the meeting are encouraged to refrain from using heavily scented personal care products. Persons with disabilities requiring additional accommodation in order to participate should contact the Boundary Commission Office by either telephone (517-241-6321) or email (holmes@michigan.gov) at least ten business days in advance.
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LANSING

KEITH W. COOLEY
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To: State and Kalamazoo County Boundary Commissioners

From: Christine Holmes, Manager
State Boundary Commission

Date: May 17, 2007

Subject: **ADJUDICATIVE SUMMARY – MAY 17 SBC MEETING**
**Docket # 06-I-1: Petition to Incorporate the Village of Climax
as a Home Rule City**

This docket summary offers guidance to assist you in your adjudicative deliberation and decision-making based on the statutory 18 point evaluation criteria:

1. The petitioner is the Village of Climax Steering Committee. The Village is located in Climax Township, Kalamazoo County.
2. The petition as filed proposed no boundary changes. The village is 1 square mile. The Village boundaries have been unchanged since it was originally incorporated in 1899.
3. The Village is virtually flat, with only one recognized change in topography known as "Hickory Hill" on the High School property. No natural boundaries and no apparent natural drainage basins are within the Village.
4. The population of the village is 791, based on the 2000 federal decennial census. Therefore, the Village has a population density of 791 per square mile. The population of Climax Township is 2,412, based on the 2000 federal decennial census.
5. The Village is a residential area within a primarily agricultural community. The Village has no industry, and commercial development is limited.
6. The 2006 SEV of the Village is \$15,936,904, based on a parcel count of 336. The assessed valuation of Climax Township is \$83,984,224, based on a parcel count of 1,362.

7. The Township claims that:
 - data from the Kalamazoo County Equalization Department reveals the 2006 SEV of the Village to be \$15,336,659, based on the same parcel count as above.
 - this assessed valuation is not even 20% of the 2006 assessed valuation of Climax Township (\$83,984,224); and not quite 25% of the parcel count of Climax Township (1,362).
8. The 2006 unit millage for the Village is 11 mills:
 - General Fund: 9 mills
 - Water/Hydrant: 2 mills
9. Business, commercial and industrial development in the Village is static, with no anticipated growth in the foreseeable future. The Village did experience some residential growth between 1990 and 2000, growing from 677 to 791 single family units. Fifteen new single residential unit permits have been issued in the Village since 2003.
10. The Village of Climax currently directly provides the following services to its residents:
 - Municipal water
 - Street maintenance
 - Snow removal
 - Cemetery
 - Village park
 - Library maintenance
 - Fall leaf collection

The Kalamazoo County Sheriffs Department provides part-time law enforcement services to the Village pursuant to a contractual agreement, including 40 hours per month for six months of the year (summer), and 16 hours per month for the remainder of the year. General law enforcement services are also provided by the Michigan State Police without financial obligation to the village.

Fire protection and medical first-responder services are provided to the Village pursuant to a contract with the Climax Township Fire Department. It is indicated however that this contract was terminated on April 1, 2007. A fire station is located in the center of the Village.

11. The Village indicates that future fire protection services would be provided by continuing to contract with the Township, contracting with a neighboring community, or establishing its own fire department.
12. If incorporation occurs, the Village estimates a savings of nearly \$44,000 in taxes presently paid to the Township for fire protection and rural road maintenance.

13. The Village claims that no additional public services are anticipated at this time. If any additional public services are needed, it is likely that there will be no additional cost as the cost will be offset by the tax savings to the Village once it becomes a city.
14. The Village has identified the following probable future additional services to be provided:
 - Assessing: to be addressed by contract.
 - Elections: will be the responsibility of the current Village Clerk, who is also the Township Clerk, and is familiar with the elections process.
15. The majority of Village residents who spoke at the public hearing expressed opposition to incorporating as a city. However, the Village Council believes that approximately 85% of its residents are in favor of city incorporation.
16. Official position of local units of government:

Village of Climax:	support
Climax Township:	oppose